

# City of Asheville Steep Slope and Ridgetop Ordinance



# Steep Slopes & Ridgetops

✍ Where to apply

✍ What to regulate:

- Density
- Amount of grading
- Amount of tree removal
- Height and width of road corridor
- Height of structures
- Appearance of retaining walls

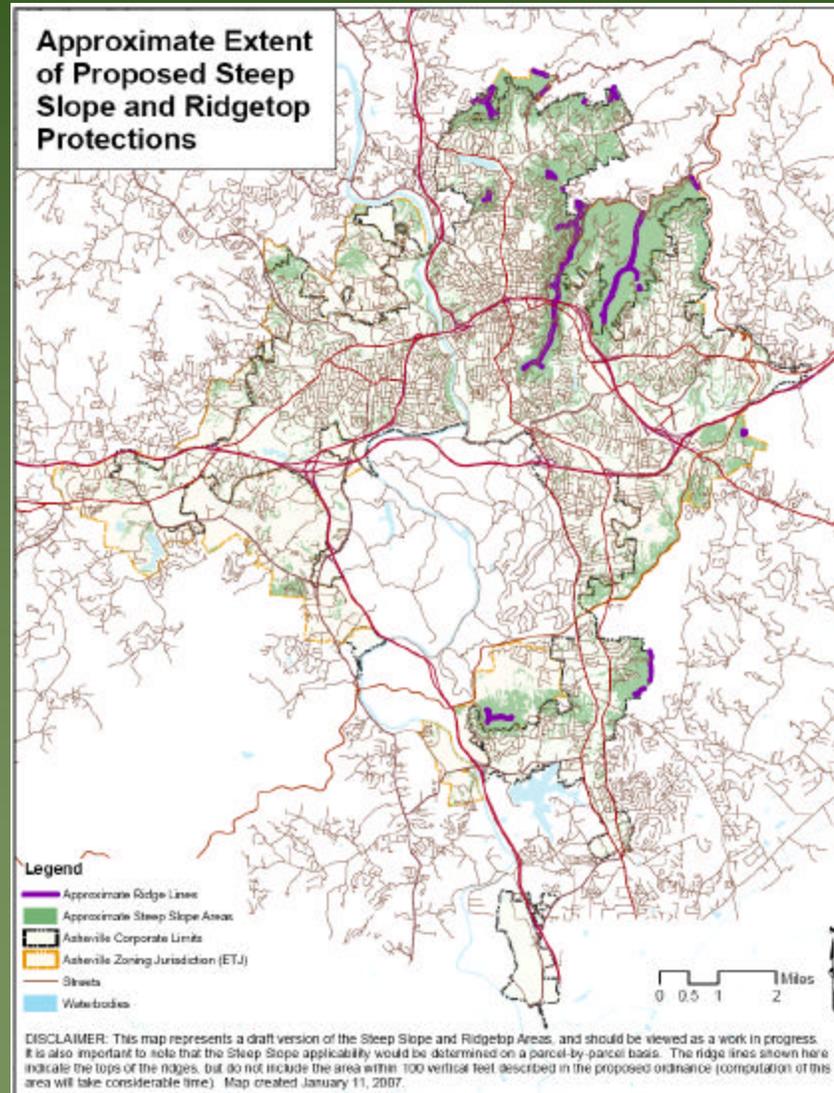
# Where to Apply – Steep Slopes

- ✍ "Hillside" areas (previously regulated) – Areas above 2220' in elevation AND having slopes greater than 15%
- ✍ Other "steep slope" areas – Areas not designated as "hillside" but having slopes greater than 25% in residential zones

# Where to Apply – Ridgetops

- ✍ “Protected mountain ridges”  
(previously mapped and regulated)
  - ✍ Areas within 100 vertical feet of a ridgeline that is 500 or more feet above the adjacent valley floor when the ridgeline is a designated watershed boundary
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# Where to Apply – Approximate Mapped Area



# Extent of Steep Slope and Ridgetop Area

- ✍ Approximately 12.2 square miles, of which ~32% (3.9 square miles) is vacant
- ✍ 93.5% of total area is RS or RM zoned
- ✍ % by zoning district:
  - RS-2 = 47.1%
  - RS-4 = 24.0%
  - RS-8 = 5.7%
  - RM-6 = 8.3%
  - RM-8 = 4.9%
  - RM-16 = 3.6%
  - OTHER = 6.5%

# What to Regulate - Density

Regulate density allowed based on slope of property

Standard density in example is 2 units per acre

| <b>% Slope</b> | <b>Density</b> |
|----------------|----------------|
| 15-19%         | 1.2            |
| 30-34%         | 0.6            |
| 40%+           | 0.1            |

# What to Regulate - Density

| Percent Slope | COA     | BunCo       |
|---------------|---------|-------------|
| 25-29%        | 0.7-2.8 | 1.250-0.735 |
| 30-34%        | 0.6-2.0 | 0.667-0.526 |
| 35-39%        | 0.4-1.2 | 0.500-0.417 |
| 40%+          | 0.1-0.4 | 0.400-0.100 |

# What to Regulate – Density



# What to Regulate - Grading

Regulate percent of grading allowed based on slope of property

| <b>% Slope</b> | <b>% Grading</b> |
|----------------|------------------|
| 20-25%         | 40%              |
| 30-34%         | 30%              |
| 40%+           | 15%              |

# What to Regulate - Grading

| Percent Slope | COA | BunCo |
|---------------|-----|-------|
| 25-29%        | 35% | 30%   |
| 30-34%        | 30% | 30%   |
| 35-39%        | 25% | 15%   |
| 40%+          | 15% | 15%   |

# What to Regulate - Grading

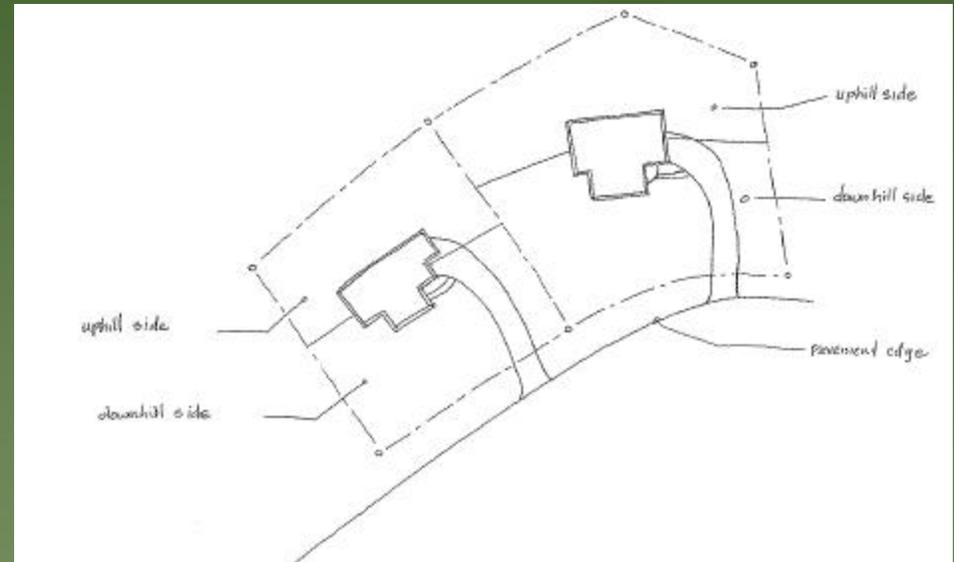


# Cut and Fill Slopes

- ✍ Staff proposal is the following:
  - 1.5:1 Cut Slope, provided the vertical dimension is held to a maximum of 30 feet and “reforestation” vegetation is planted
  - 2:1 Fill Slope, provided the vertical dimension is held to a maximum of 40 feet and “reforestation” vegetation is planted

# What to Regulate – Tree Removal

- ✦ Protection of trees on both the uphill and downhill sides of the sites to be developed
- ✦ Preserve both larger trees and large groupings of mountain laurel and rhododendron



# What to Regulate – Tree Removal



# What to Regulate - Road Corridor Width

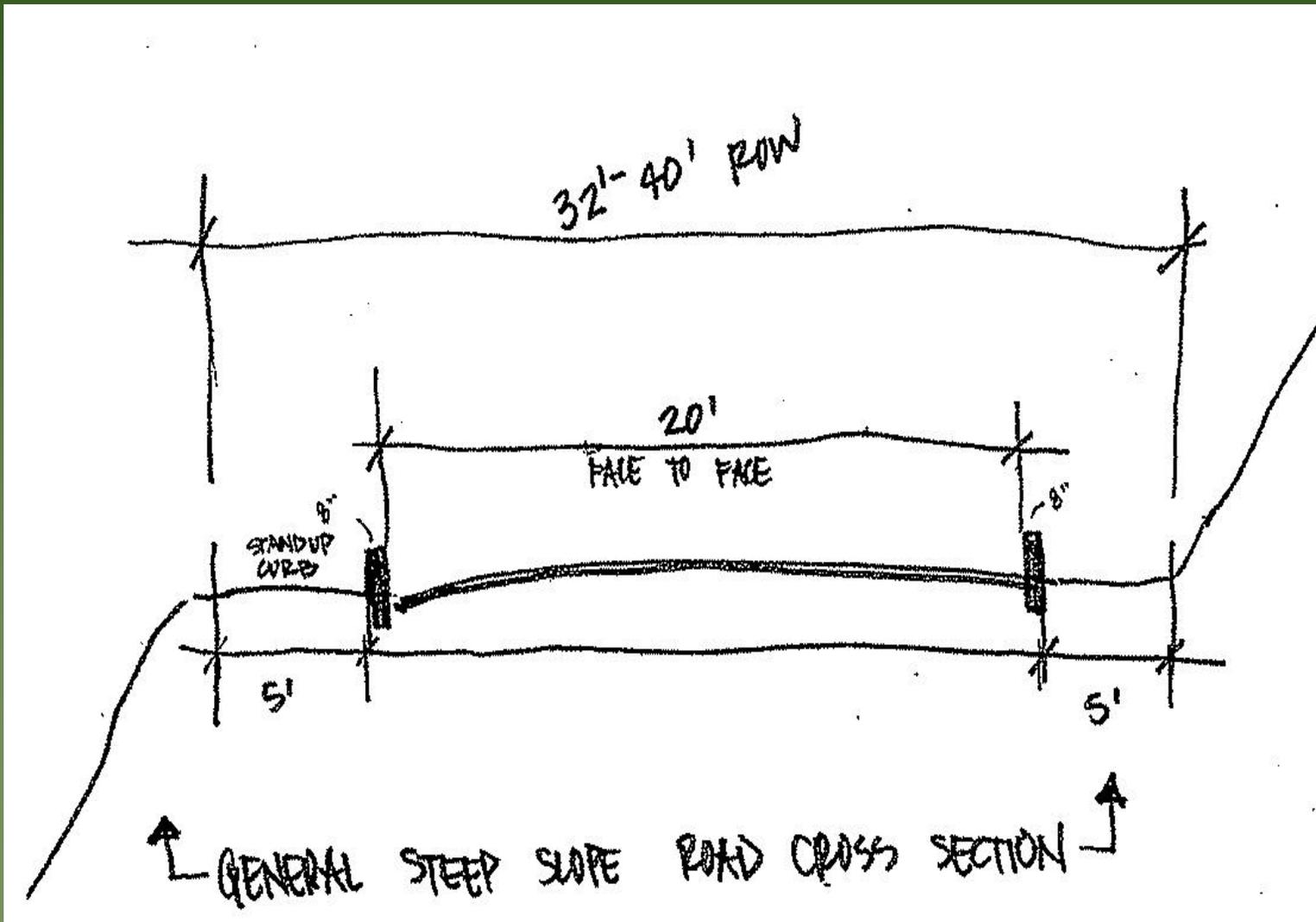


# What to Regulate - Road Corridor Height and Width

## City Road Construction Standards

- ✍ Road surface width – 20'
- ✍ Eliminate sidewalk requirement in steep slope/low density situations
- ✍ Install utility lines under road surface

# What to Regulate - Road Corridor



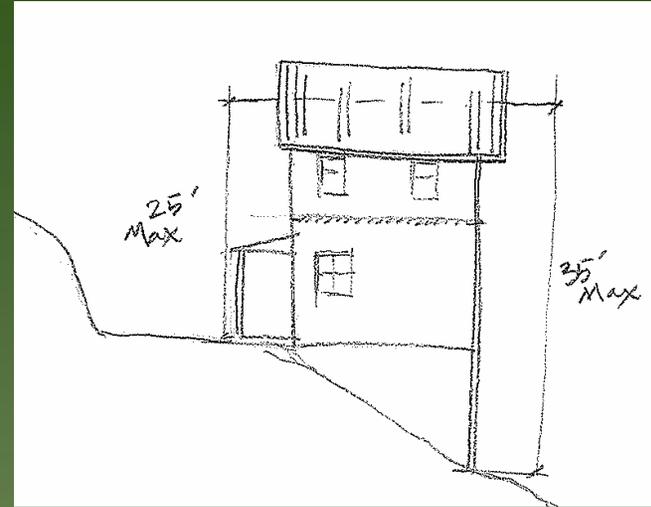
# What to Regulate – Height



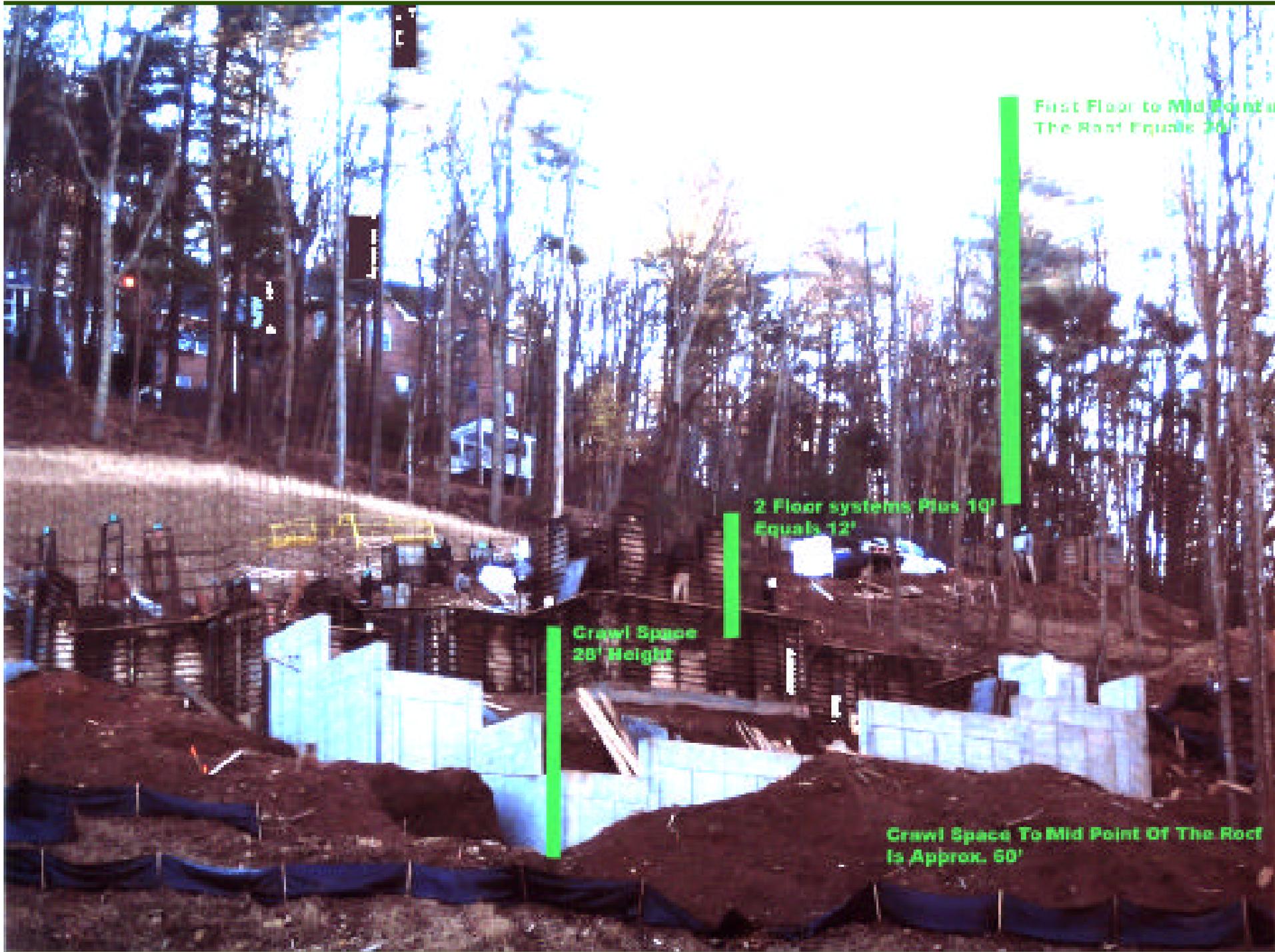
# What to Regulate - Height

## Height of Structures

- ✦ Limits on structure height reduce visual impact
- ✦ Height measurement in steep slope and ridgetop settings is more restrictive than the general UDO height measurement







First Floor to Mid Point of  
The Roof Equals 30'

2 Floor systems Plus 10'  
Equals 12'

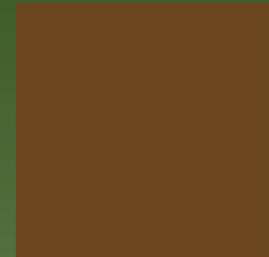
Crawl Space  
28' Height

Crawl Space To Mid Point of The Roof  
Is Approx. 60'

# What to Regulate - Height

✍ Height bonus for darker buildings (LRV = / < 25) with 50 ft + downslope setback

LRV = 14



✍ Bonus does not apply to ridgetop development

LRV = 20



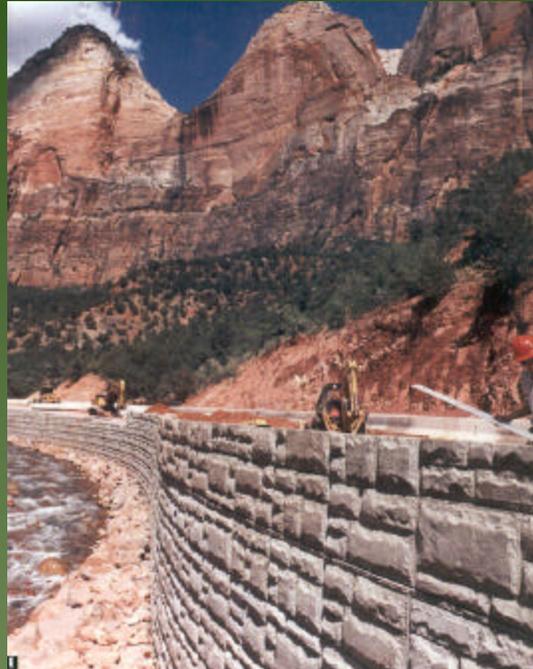
LRV = 39



# What to Regulate - Walls

## Retaining Walls

- Grading, tree preservation and road corridor width requirements will result in greater use of retaining walls
- Appearance of these walls in steep slope areas in particular and other areas in general needs regulation



# What to Regulate - Walls



# What to Regulate - Walls



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